

STATE OR REGION. THE BOARD'S STATEMENT OF REASONS ~~[[MAY]]~~ SHALL INCLUDE, BUT NEED NOT BE LIMITED TO, CONSIDERATION OF THE FOLLOWING ELEMENTS:

(1) THE ESTABLISHED POPULATION GROWTH POLICY FOR THE STATE AND REGIONAL GROWTH POLICIES, IF ANY.

(2) ECONOMIC, SOCIAL AND PHYSICAL CHARACTERISTICS OF THE AREA.

(3) GOVERNMENTAL CONDITIONS, INCLUDING STATUS AND AUTHORITY OF REGIONAL PLANNING AGENCIES.

(4) EXISTING AND PLANNED FEDERAL, STATE AND LOCAL FACILITIES, INCLUDING WATER AND SEWER FACILITIES.

(5) IMPORTANCE OF THE AREA AS A PRODUCTIVE AGRICULTURAL, CONSERVATION OR PRESERVATION AREA.

(6) IMPORTANCE OF THE AREA FOR ITS NATURAL RESOURCES.

(7) TRANSPORTATION PATTERNS.

(8) AIR AND WATER QUALITY, AND POTENTIAL NOISE POLLUTION.

(9) IMPACT OF STATE OPEN SPACE AND RECREATION POLICIES, INCLUDING ATTENTION TO AREAS OF HISTORICAL, ARCHEOLOGICAL AND ECOLOGICAL SIGNIFICANCE.

(10) ADEQUACY OF EXISTING LAND USE REGULATIONS.

(11) EFFECT ON SURFACE AND SUBSURFACE WATER SYSTEMS.

(B) CONSISTENT WITH AND IN FURTHERANCE OF THE INTENT AND PURPOSES STATED IN SECTION 2 AND WITH THE FACTORS OR CHARACTERISTICS AND REASONS FOR DESIGNATING AN AREA AS ONE OF CRITICAL STATE CONCERN, THE BOARD ALSO SHALL FORMULATE AND ADOPT GUIDELINES AND CRITERIA FOR THE USE OF, DEVELOPMENT OR CONSTRUCTION ON THE LAND IN THE DESIGNATED AREA.

(C) PRIOR TO DESIGNATING ANY PARTICULAR AREA OF CRITICAL STATE CONCERN OR ADOPTING ANY GUIDELINES AND CRITERIA PERTAINING THERETO, THE BOARD SHALL:

(1) CONSULT AND COOPERATE WITH EVERY APPROPRIATE UNIT OF STATE AND LOCAL GOVERNMENT IN FORMULATING SUCH A DESIGNATION;

(2) REQUEST FROM APPROPRIATE UNITS OF STATE AND LOCAL GOVERNMENT, AND SUCH EDUCATIONAL INSTITUTION OR